



20 LEXINGTON DRIVE, HAYWARDS HEATH  
HAYWARDS HEATH

GUIDE PRICE £210,000





## 20 LEXINGTON DRIVE

HAYWARDS HEATH, HAYWARDS HEATH

SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO LINDFIELD VILLAGE AND HIGH STREET, THIS FIRST FLOOR LARGE ONE BEDROOM APARTMENT WITH BALCONY OFFERS A PEACEFUL RETREAT WHILE STILL BEING WITHIN EASY REACH OF LOCAL AMENITIES AND TRANSPORT LINKS.

COUNCIL TAX BAND: B

TENURE: LEASEHOLD

- LARGE FIRST FLOOR FLAT OF OVER 600 SQUARE FEET.
- CHAIN FREE
- STYLISH, FULLY INTEGRATED KITCHEN OPEN PLAN WITH LOUNGE
- SPACIOUS OPEN PLAN LOUNGE WITH PRIVATE BALCONY
- DOUBLE BEDROOM WITH SPACE FOR WARDROBES AND CHEST OF DRAWERS
- BRILLIANT LOCATION CLOSE TO LINDFIELD VILLAGE AND HIGH STREET
- ALLOCATED PARKING SPACE NEAR PROPERTY
- LONG LEASE REMAINING OF APPROXIMATELY 112 YEARS
- EXCELLENT RENTAL POTENTIAL
- EPC RATING B & COUNCIL TAX BAND B - £1,748.38





#### RECEPTION

12' 2" x 13' 10" (3.71M x 4.22M)

SPACIOUS OPEN PLAN RECEPTION ROOM WITH PRIVATE BALCONY, WOODEN FLOORS AND SPACE FOR A DINING TABLE.

#### KITCHEN

11' 6" x 7' 2" (3.51M x 2.18M)

MODERN, FULLY INTEGRATED KITCHEN COMPLETE WITH DISHWASHER, 4 RING GAS HOB AND OVEN, LARGE FRIDGE AND FREEZER AND GOOD STORAGE SPACE.

#### BEDROOM

11' 7" x 10' 10" (3.53M x 3.30M)

SPACIOUS DOUBLE BEDROOM WITH SPACE FOR WARDROBE AND CHEST OF DRAWERS.

#### BATHROOM

MODERN BATHROOM WITH SHOWER OVER BATH, WASH BASIN, WC AND HEATED TOWEL RAIL.





## BALCONY

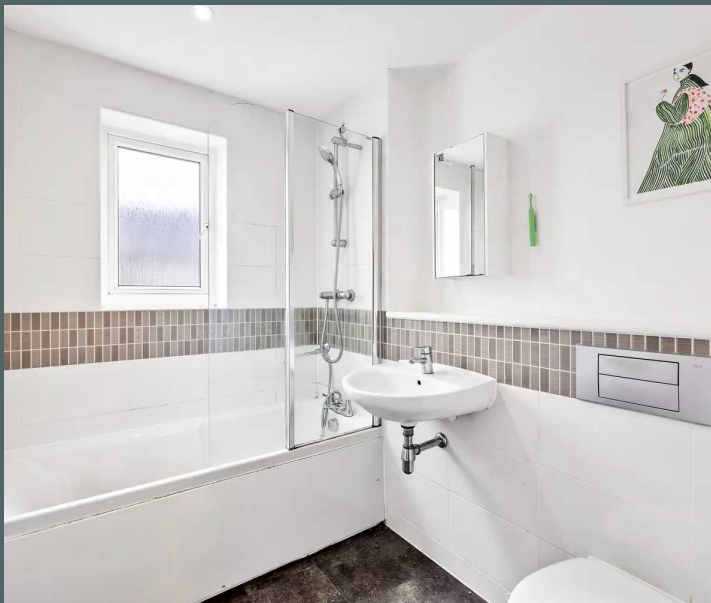
5' 10" x 11' 11" (1.78M x 3.63M)

PRIVATE BALCONY OFF THE RECEPTION ROOM WITH SPACE FOR TABLE AND CHAIRS.

## ALLOCATED PARKING

1 PARKING SPACE

ALLOCATED PARKING SPACE AT THE FRONT OF THE PROPERTY.





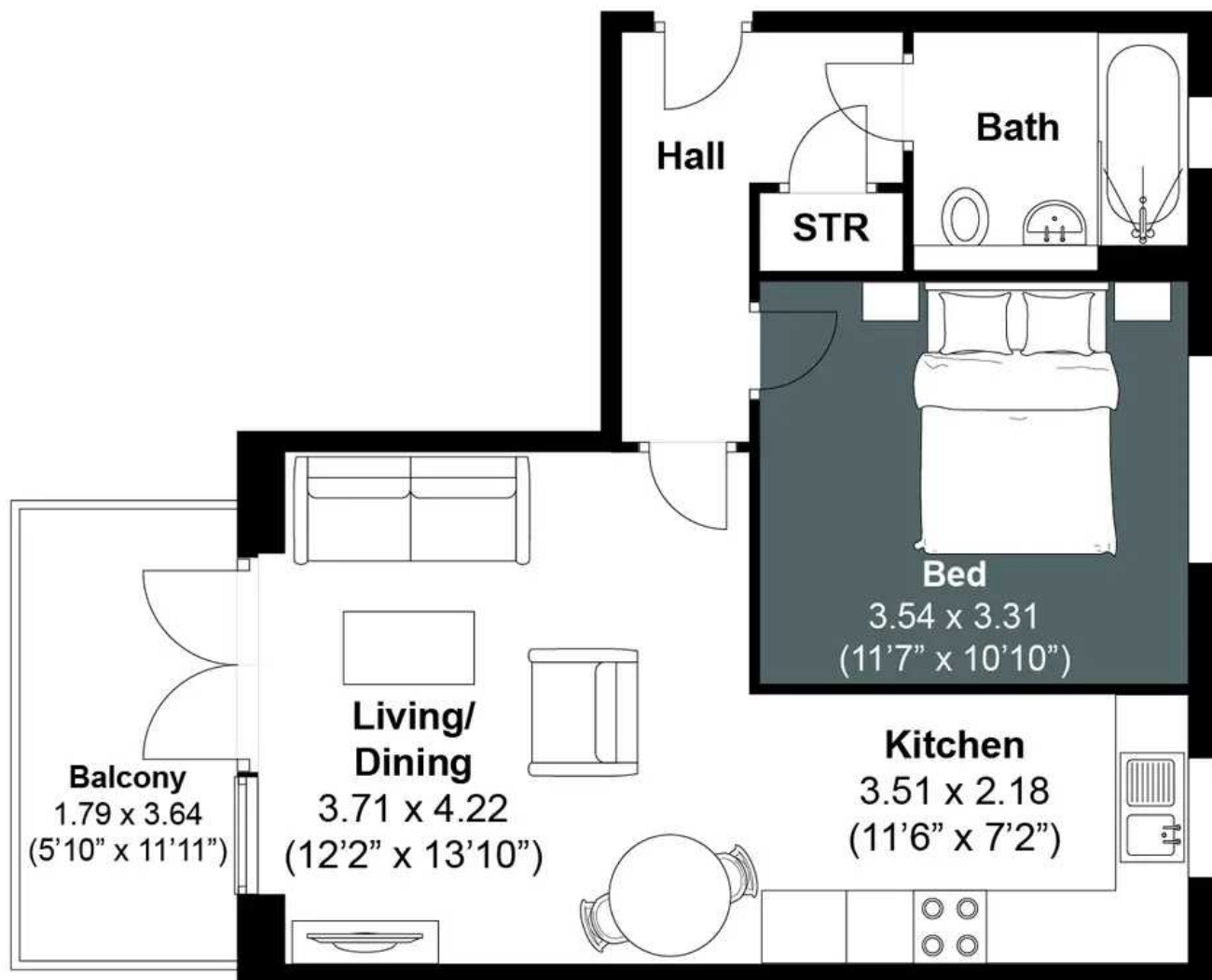
# Lexington Drive, Haywards Heath

Approximately 56 sqm (601.9 sqft)



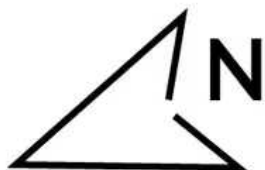
## CARROLL

ESTATE AGENTS



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.





## CARROLL ESTATE AGENTS

10 BLUEBIRD GROVE, HAYWARDS HEATH - RH17 5NF

07962306496 • [INFO@CARROLLPROPERTY.CO.UK](mailto:INFO@CARROLLPROPERTY.CO.UK) • [CARROLLPROPERTY.CO.UK](http://CARROLLPROPERTY.CO.UK)

